177.0	0009	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	652,500	/	652,500
USE VALUE:	652,500	/	652,500
ASSESSED:	652,500	/	652,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE STEVEN B
Owner 2:	
Owner 3:	
Street 1:	64 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Wood Shingle Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	253,500		399,000	652,500
Total Card	0.115	253,500		399,000	652,500
Total Parcel	0.115	253,500		399,000	652,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.61 | /Parcel: 419.61

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120210
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0009-0015.0

!13949!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,500	0	5,000.	399,000	652,500		Year end	12/23/2021
2021	101	FV	244,400	0	5,000.	399,000	643,400		Year End Roll	12/10/2020
2020	101	FV	244,400	0	5,000.	399,000	643,400	643,400	Year End Roll	12/18/2019
2019	101	FV	208,900	0	5,000.	393,300	602,200	602,200	Year End Roll	1/3/2019
2018	101	FV	208,900	0	5,000.	302,100	511,000	511,000	Year End Roll	12/20/2017
2017	101	FV	208,900	0	5,000.	285,000	493,900	493,900	Year End Roll	1/3/2017
2016	101	FV	208,900	0	5,000.	262,200	471,100	471,100	Year End	1/4/2016
2015	101	FV	211,100	0	5,000.	245,100	456,200	456,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:02:25

LAST REV

Date	Time
10/02/18	12:15:08

mmcmakin

USER DEFINED

Prior Id # 1:	120210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13949

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHAGIAN EDWARD	29480-201		12/7/1998		233,100	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2017	908	Solar Pa	3,000	C				
9/9/2009	826	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/16/2008	Measured	345	PATRIOT
10/8/1999	Meas/Inspect	268	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	133.623
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311432
Depreciation:	57926
Depreciated Total:	253506

COMMENTS

641-0871.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

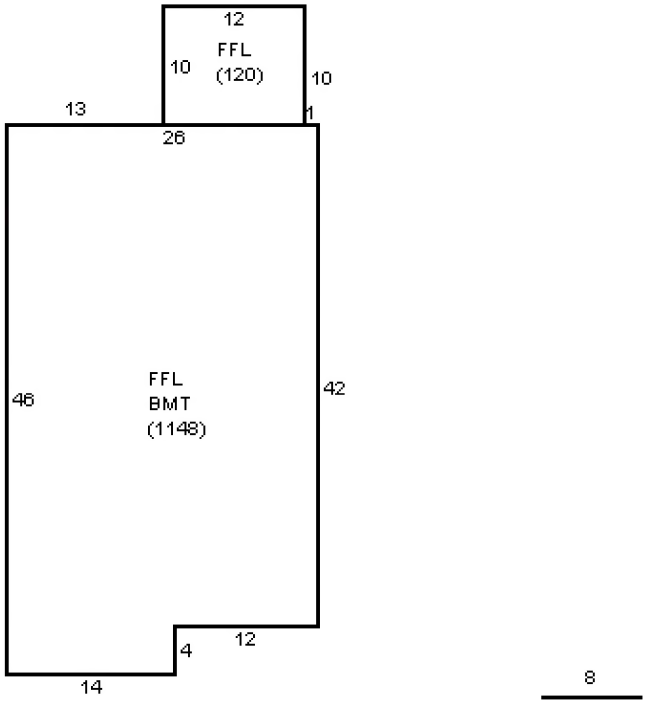
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.62
Special Features:	0	Val/Su Net:	104.93
Final Total:	253500	Val/Su SzAd	199.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,268	133.620	169,434
BMT	Basement	1,148	46.600	53,498
	Net Sketched Area:	2,416	Total:	222,932
Size Ad	1268	Gross Area	2416	FinArea 1555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0009-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc